050.A	0005	0018.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	988,300	/	988,300
USE VALUE:	988,300	/	988,300
ASSESSED:	988,300	/	988,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WATER ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	RUTLEDGE EDWARD M &
Owner 2:	WRIGHT ALEXANDRA
Owner 3:	
Street 1:	18 WATER ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN COMPANY -
Owner 2:	-
Street 1:	20 WOODBURY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1850, having primarily Aluminum Exterior and 1895 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	988,300			988,300
Total Card	0.000	988,300			988,300
Total Parcel	0.000	988,300			988,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.53 | /Parcel: 521.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

312621

GIS Ref

GIS Ref

Insp Date

07/19/18

!15835!

PREVIOUS ASSESSMENT

Parcel ID: 050.A-0005-0018.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	988,300	0	.		988,300		Year end	12/23/2021
2021	102	FV	960,500	0	.		960,500		Year End Roll	12/10/2020
2020	102	FV	946,600	0	.		946,600	946,600	Year End Roll	12/18/2019
2019	102	FV	819,600	0	.		819,600	819,600	Year End Roll	1/3/2019
2018	102	FV	727,900	0	.		727,900	727,900	Year End Roll	12/20/2017
2017	102	FV	665,800	0	.		665,800	665,800	Year End Roll	1/3/2017
2016	102	FV	667,800	0	.		667,800	667,800	Year End	1/4/2016
2015	102	FV	651,000	0	.		651,000	651,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:27:25

LAST REV

Date	Time
07/19/18	08:57:26
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15835

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	55241-427		8/25/2010		605,000	No	No		

USER DEFINED

Prior Id # 1:	35072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	526	Renovate	88,840					
5/1/2014	428	Inter Fi	6,583					

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
6/17/2014	Info Fm Prmt	PC	PHIL C
8/21/2013	Info Fm Plan	BR	B Rossignol
2/22/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8234																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	33.700000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.20408964
Const Adj.:	0.99742496
Adj $ / SQ:	366.302
Other Features:	114665
Grade Factor:	1.33
NBHD Inf:	1.02999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1107985
Depreciation:	119662
Depreciated Total:	988322

COMMENTS

GLA=1895 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	501.80
Special Features:	0	Val/Su Net:	521.53
Final Total:	988300	Val/Su SzAd	521.53

SKETCH

UnSketched SubAreas:
GLA: 1895,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,895	366.300	694,142
Net Sketched Area:		1,895	Total:	694,142
Size Ad	1895	Gross Area	1895	FinArea 1895

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

050.A-0005-0018.1

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: